

June 4, 2013

Mr. Shawn Murphy
City of Portage
115 West Pleasant Street
Portage, WI 53901

Re: Stormwater Utility Feasibility Study Update Technical Memorandum

Dear Shawn,

Enclosed is one electronic copy of the Stormwater Utility Feasibility Study Update Technical Memorandum.

Please call with questions.

Sincerely,

STRAND ASSOCIATES, INC.®

Mark Shubak, P.E.

Enclosure: Report

c/enc: Jean Mohr, City of Portage
Bob Redelings, City of Portage

Report for
City of Portage, Wisconsin

Stormwater Utility Feasibility Study Update
Technical Memorandum

Prepared by:

STRAND ASSOCIATES, INC.[®]
910 West Wingra Drive
Madison, WI 53715
www.strand.com

June 2013



INTRODUCTION

This report provides an update to the Stormwater Utility Feasibility Study dated October 2009 for the City of Portage (Portage), Wisconsin. This report provides Portage with a general overview of current stormwater management practices and funding in Portage, background information on stormwater utilities and other funding alternatives, estimates of impervious areas by land class in the City, and an evaluation of potential impacts of stormwater utility formation on select properties.

BACKGROUND INFORMATION

Currently, the costs of expansion, operation, and maintenance of Portage stormwater management system are paid for by property taxes through the General Fund. Increasing pressures on the General Fund caused by rising municipal costs and reduced revenues from the State of Wisconsin may make the General Fund a less reliable source for stormwater management funding. One possible means of addressing stormwater management funding needs without placing an additional burden on property taxes is the formation of a stormwater utility. A stormwater utility is a utility formed for the purpose of managing stormwater and imposing user charges for cost recovery. Unlike property tax funding, user charges under a stormwater utility are established in proportion to the relative amount of stormwater runoff “generated” by an individual property. A common method of estimating the relative amount of stormwater runoff from a property is by the amount of “impervious area.” Impervious area includes surfaces such as rooftops, parking lots, driveways, and sidewalks that generally resist infiltration of stormwater. Typically, there is a greater amount of stormwater runoff from impervious areas than vegetated areas.

The Wisconsin Department of Natural Resources (WDNR) requires municipalities with populations greater than 10,000 to implement pollution reduction measures, public education, and increased maintenance on stormwater discharges into lakes and rivers. While some of the pollution abatement standards have been reduced or delayed, there are public education and increased monitoring and maintenance costs required. Accordingly, as many of Portage’s stormwater discharges are located along the canal and the Fox and Wisconsin Rivers, they will need to be replaced and updated to meet new discharge requirements.

Stormwater utilities continue to be a popular means of funding stormwater management improvements throughout Wisconsin and the United States. A stormwater utility could provide a means of funding implementation measures to protect and improve nearby water resources and comply with State requirements. Table 1 provides an updated summary of information from some stormwater utilities in Wisconsin.

In addition, transferring stormwater-related expenses from the General Fund (property tax funded) to a utility fund (user charge funded) can result in reallocating that portion of annual tax levy used to fund stormwater expenses toward other projects and programs that have either seen their funding reduced or eliminated over the years.

TABLE 1 APWA CHART



WI Stormwater User Charge System Information
Representative Wisconsin Communities

Wisconsin stormwater user charge information is subject to change! Contact individual communities to confirm accuracy - please forward corrections and updates!



April 8, 2011

	Name of Community or Stormwater District	Recent Population	Created/ Started in:	ERU Size (sf)	Annual \$/ERU or 1 fam home	Credit Policy?		Comments/ Web site addresses
						Y/ N	Max Amount	
1	Allouez (Village)	15,443	2006	3,663				www.villageofallouez.com
2	Appleton (City)	70,293	1995	2,368	\$ 125.00	Y	77%	www.appleton.org
3	Baraboo (City)	10,771	2005	2,379	\$ 46.87			www.cityofbaraboo.com
4	Barron (City)	3,250	2005	10,850	\$ 24.00	Y	75%	www.barronwi.us
5	Beaver Dam (City)	14,983	2008	2,637	\$ 48.61	Y	33%	www.cityofbeaverdam.com
6	Bellevue (Village)	14,386	2002	3,221	\$ 48.00	Y	100%	www.bellevue-wi.com
7	Beloit (City)	35,803	2006	3,347	\$ 36.00			beloit.govoffice3.com/
8	Brown Deer (Village)	11,895	2004	3,257	\$ 91.80	N		www.browndeerwi.org
9	Butler (Village)	1,885	1999	3,032	\$ 66.00			www.butlerwi.gov/
10	Chetek (City)	2,180	2005		\$ 27.00	Y		www.chetek.net
11	Chippewa Falls (City)	13,374	2005		\$ 36.00			www.ci.chippewa-falls.wi.us
12	Cudahy (City)	18,430	2001	2,700	\$ 60.00	Y	\$2/ ERU	www.ci.cudahy.wi.us
13	De Forest (Village)	7,400	2005	2,900	\$ 60.00			www.vi.deforest.wi.us/
14	Delafield (City)	7,820	2004	1,000	\$ 29.00			www.cityofdelafield.com/
15	De Pere (City)	20,560	2003		\$ 47.00			www.de-pere.org/
16	Eau Claire (City)	62,576	1997	3,000	\$ 68.00	Y	100%	www.ci.eau-claire.wi.us
17	Elm Grove (Village)	6,250	2004	6,235	\$ 65.50			www.elmgrovw.wi.org
18	Fitchburg (City) - Urban	20,000	2002	3,700	\$ 70.40	Y	50%	www.city.fitchburg.wi.us
19	Fitchburg (City) - Rural	4,000	2002	3,700	\$ 24.20	Y	50%	www.city.fitchburg.wi.us
20	Fox Point (Village)	6,816	2009	2,988	\$ 126.72			http://www.vil.fox-point.wi.us/
21	Fort Atkinson (City)		2009	3,096	\$ 37.98			http://www.fortatkinsonwi.net/
22	Garner's Creek (watershed)		1998	3,623	\$ 96.00	Y	85%	http://www.garnerscreekutility.org/
23	Glendale (City)	13,400	1996	3,200	\$ 42.00	N	‡	www.glendale-wi.org
24	Grand Chute (Town)	20,200	1997	3,283	\$ 48.00	Y	85%	www.grandchute.net
25	Grantsburg (Village)	1,397	2004		\$ 18.00	Y	75%	www.grantsburgwi.com
26	Green Bay (City)	102,350	2004	3,000	\$ 63.76	Y	67%	www.ci.green-bay.wi.us
27	Greendale (Village)	14,410	2004	3,941	\$ 78.00	Y	50%	www.greendale.org
28	Greenfield (City)	35,476	2009	3,630	\$ 49.80			http://www.ci.greenfield.wi.us/
29	Greenville (Town)	8,008	1999	4,510	\$ 60.00	Y	85%	www.townofgreenville.com
30	Hales Corners (Village)	7,665	2008	3,952	\$ 9.00			http://www.halescorners.org/
31	Harrison (Town of)	5,800	1998		\$ 96.00			www.townofharrison.org
32	Hobart (Village of)	5,834	2007	4,000	\$ 72.00	Y	50%	www.hobart-wi.org/
33	Holmen (Village of)	7,176	2007	3,550	\$ 44.00	Y	50%	www.holmenwi.com
34	Howard (Village)	15,774	2005	3,301	\$ 44.00			www.villageofhoward.com
35	Janesville (City)	61,604	2003	3,200	\$ 36.44	Y	65%	www.ci.janesville.wi.us
36	Kenosha (City)	96,845	2007	2,477	\$ 60.00	Y		www.kenosha.org
37	Lake Delton (Village)	2,975	1993	1,685	\$ 18.00	Y	100%	www.lakedelton.org
38	Lancaster (City)	4,033	2008	2,400	\$ 24.00	Y		www.lancasterwisconsin.com
39	Lisbon (Town)	9,359	2007	6,642	\$ 40.00	Y	50%	www.townoflisbonwi.com
40	Little Chute (Village)	10,830	1998	2,752	\$ 96.00	N		www.littlechutewi.org
41	Madison (City)	220,332	2001	Ind'l Msmt	\$ 55.00	Y	50%	www.cityofmadison.com
42	McFarland (Village)	6,416	2007	3,456	\$ 46.85			www.mcfarland.wi.us
43	Menominee (City of)	15,318	2008	3,000	\$ 32.00	Y	20%	www.menomoneie-wi.gov/
44	Milton (City of)	5,667	2009		\$ 55.13			http://www.ci.milton.wi.us/
45	Milwaukee (City)	597,000	2006	1,610	\$ 82.20	Y	60%	www.mpw.net
46	Monona (City)	8,000	2004	NA *	\$ 60.00	Y	65%	www.monona.wi.us
47	Monroe (City)	10,600	2006	2,728	\$ 60.00			www.cityofmonroe.org
48	Neenah (City)	24,600	2003	3,138	\$ 80.00			www.ci.neenah.wi.us
49	New Berlin (City)	38,719	2001	4,000	\$ 60.00	N		www.newberlin.org
50	New Richmond (City)	7,726	2004	12,632	\$ 28.68	Y	75%	www.ci.new-richmond.wi.us
51	N. Fond du Lac (Village)	4,557	2007	3,123	\$ 56.00	Y		www.nfdl.org
52	Oak Creek (City)	28,456	2003	3,300	\$ 27.50			http://www.oakcreekwi.org/
53	Onalaska (City)	16,690	2009	3,888	\$ 50.95	Y	40%	www.cityofonalaska.com
54	Onalaska (Town)	5,600	2005	3,709	\$ 24.00			www.co.la-crosse.wi.us/townofonalaska
55	Oshkosh (City)	65,000	2003	2,817	\$ 62.97	Y	40%	www.ci.oshkosh.wi.us
56	Pewaukee (City)	11,783	3010	5,339	\$ 120.00			http://www.pleasantprairieonline.com/
57	Pleasant Prairie (Village)	18,000	2006		\$ 15.00			www.pleasantprairieonline.com/
58	Poynette (Village)	2,563	2006	3,550	\$ 50.00			www.poynette-wi.gov/
59	Racine (City)	81,855	2004	2,844	\$ 72.30	Y	40%	www.cityofracine.org
60	Raymond (Town)	3,516	2008	\$0.0036/ sf impervious area		N		www.raymondtownof.com
61	Reedsburg (City of)	8,594	2008	3,024	\$ 46.00	Y	50%	www.reedsburgwi.gov

TABLE 1 APWA CHART (CONTINUED)

	Name of Community or Stormwater District	Recent Population	Created/ Started in:	ERU Size (sf)	Annual \$/ERU or 1 fam home	Credit Policy?		Comments/ Web site addresses
						Y/ N	Max Amount	
62	River Falls (City)	13,019	1998	NA *	\$ 37.68	Y	100%	www.rfcity.org
63	Salem (Town)	9,871	2009	6,352	\$ 60.00	Y	50%	www.townofsalem.net
64	Sheboygan (City)	50,800	2001	2,215	\$ 36.00	Y		www.ci.sheboygan.wi.us
65	Shorewood Hills (Village)	1,732	2007	2,941				www.shorewood-hills.org
66	Slinger (Village)	3,901	2007	4,300	\$ 40.00	Y		www.slinger-wi-usa.org/
67	St. Francis (Village)	9,373	2001	2,500	\$ 48.00			www.ci.stfrancis.wi.gov/
68	Sun Prairie (City)	24,464	2003	3,468	\$ 72.00	Y	65%	www.cityofsunprairie.com/
69	Superior (City)	27,370	2007	1,907	\$ 70.80	Y	TBD	www.ci.superior.wi.us/
70	Sussex (Village)	9,687	2005		\$ 60.00			www.village.sussex.wi.us/
71	Vernon (Town)	7,455	2008	6,904	\$ 32.00	Y	50%	www.rownofvernon.org/
72	Verona (City)	7,052	2009	2,842	\$ 53.06			http://www.ci.verona.wi.us/
73	Washburn (City)	2,300	2005		\$ 48.00			www.cityofwashburn.org/
74	Watertown (City)	23,163	2005	2,900	\$ 76.00			www.cityofwatertown.org/
75	Waupun (City)	10,720	2005	3,204	\$ 36.00			www.cityofwaupun.org/
76	Wauwatosa (City)	45,602	1999	2,174	\$ 55.44	Y	100%	www.wauwatosa.net/
77	West Allis (City)	61,250	1997	1,827	\$ 63.12	Y	56%	www.ci.west-allis.wi.us/
78	West Milwaukee (Village)	4,142	2003	1,956	\$ 24.00	Y	75%	www.westmilwaukee.org/
79	Weston (Village)	12,736	2004	3,338	\$ 47.78	Y	68%	www.westonwisconsin.org/

Anticipated responsibilities of the stormwater utility would likely include the following:

1. Develop and administer programs and practices to reduce sediment, heavy metals, pesticides, nutrients, bacteria, and oxygen-demanding organic waste from pollutant “source areas” that have been recognized as a cause of water quality degradation in Portage’s streams, lakes, ponds, and other water resources. These programs and practices are necessary for compliance with United States Environmental Protection Agency (USEPA) and WDNR nonpoint source pollution control rules and local stormwater management and erosion control ordinances.
2. Fund and administer stormwater management operation and maintenance activities. Activities include cleaning and routine repair of ditches, detention basins, retention basins, storm sewers, catch basins, manholes, streambanks and associated facilities, street sweeping, leaf collection, and construction of stormwater treatment, detention, and conveyance facilities serving a public purpose.
3. Respond to customer billing and service inquiries.

STORMWATER UTILITY RATE STRUCTURE

The proposed stormwater utility rate structure is based on a parameter known as an equivalent runoff unit (ERU). One ERU is defined as the average square footage of impervious area for a typical residential parcel. The impervious area analysis estimated that in Portage, one ERU is equivalent to approximately 3,274 square feet (rounded) of impervious area, which is the basis for the stormwater utility rate structure. Two alternatives, a flat residential and a tiered residential rate, were analyzed as part of the previous study.

1. Flat Rate

Under this alternative, stormwater service charges are based on ERUs. One ERU equals the average impervious area on a typical single-family residential property (3,274 square feet). Single-family residential parcels are assigned one ERU. The fee for nonresidential (including multifamily parcels) is based on the measured number of ERUs on each nonresidential parcel. The number of ERUs is estimated by dividing the total estimated impervious area on that parcel by the typical single-family residential impervious area.

2. Tiered Rate

This alternative would establish the following single-family residential classes:

- a. Single-family residential parcels less than one-eighth acre.
- b. Single-family residential parcels between one-eighth and one-half acre.
- c. Single-family residential parcels larger than one-half acre.

Typically, a tiered single-family residential rate is implemented if there is greater variation in parcel sizes in a particular community. For instance, if there is a high percentage of greater than one-half-acre lots or less than one-eighth-acre lots in a community, it may be appropriate to implement a more equitable tiered single-family residential rate. Because these percentages were considered to be relatively low for Portage, it was recommended not to implement a tiered single-family residential rate and instead implemented a flat single-family rate.

STORMWATER UTILITY BUDGET SUMMARY

The estimated stormwater user fee was calculated based on the flat user fee approach as described above. The City has indicated it would like to maintain a stable ERU fee in each three-year planning period (planning period) beginning in 2014. User fees have been estimated based on a three-year average annual stormwater management budgets beginning in 2014. This allows for comparison of user fees to current property tax rates as well as for future estimated stormwater management costs. Two budget scenarios have been developed to achieve the revenue requirements of the stormwater utility district. In each of the scenarios, an additional 10 percent of the 2014 budget was included to provide an initial fund balance for the stormwater utility district.

Table 2 summarizes the estimated potential revenue that could be generated based on a range of ERU costs from \$1 to \$6 per month.

Monthly ERU Charge	ERUs	Potential Revenue Generated
\$ 1.00	8,683	\$ 104,196
\$ 2.00	8,683	\$ 208,392
\$ 3.00	8,683	\$ 312,588
\$ 4.00	8,683	\$ 416,784
\$ 5.00	8,683	\$ 520,980
\$ 6.00	8,683	\$ 625,176

Table 2 Potential Revenue per Monthly ERU Charge

Specific budget scenarios for Portage are described below.

Budget Scenario 1

In this scenario, the cost per ERU was increased by 10 percent in each subsequent planning period to accommodate future increases in stormwater management costs. The yearly stormwater utility budget was based on the average of the projected yearly stormwater costs within each planning period.

The rate for each ERU is determined by dividing the average revenue that must be generated for the stormwater program in the planning period by the total number of ERUs within the stormwater utility district at the beginning of the planning period. The total number of ERUs is estimated to increase by 1 percent during each planning period. Based on 8,683 ERUs, the user fee necessary to support the average annual stormwater management budget of \$195,439 for the 2014-2016 planning period would be approximately \$22.51. This means the annual stormwater management fee for a typical residential user (one ERU) would be \$22.51/year or \$1.88 per month. A property assigned 10 ERUs (32,740 square feet of impervious area) would pay \$225.10/year or \$18.80 per month. The stormwater utility fee would be increased by 10 percent to \$24.79 per ERU per year in the planning period to address future stormwater management need (refer to Table 3). This is shown graphically in Figure 1.

For the 2017-2019 planning period, an average annual stormwater budget of \$217,361 was developed by assuming no more than a 10 percent increase in stormwater fees and a debt service that funds an average of \$275,000 per year for capital projects during the 2014-2016 planning period. Note that this budget scenario would limit the amount of additional borrowing for capital projects in the 2017-2019 and subsequent planning periods (\$20,780 for 2017-2019 compared to \$69,000 for 2014-2016). This equates to an annual fee of \$24.79/ERU.

Activity	2014	2015	2016	Average (2014- 2016)	2017	2018	2019	Average (2017- 2019)
Operation and Maintenance								
Street Sweeping	\$60,988	\$62,208	\$63,452	\$62,216	\$64,721	\$66,015	\$67,336	\$66,024
Leaf/Brush/Grass Collection	\$18,677	\$19,051	\$19,432	\$19,053	\$19,820	\$20,217	\$20,621	\$20,219
Storm Sewer Maintenance	\$20,290	\$20,696	\$21,110	\$20,699	\$21,532	\$21,963	\$22,402	\$21,965
Capital Improvements and Planning								
Debt Service Payments (15-yr @ 3.25%)	\$69,000	\$69,000	\$69,000	\$69,000	\$89,780	\$89,780	\$89,780	\$89,780
Administrative	\$17,895	\$18,253	\$18,618	\$18,255	\$18,990	\$19,370	\$19,758	\$19,373
Initial Fund Balance	\$18,650							
Total Annual Budget	\$205,500	\$189,207	\$191,611	\$195,439	\$214,763	\$217,265	\$219,816	\$217,361
	Cost/ERU (2014-2016)			\$22.51	Cost/ERU (2017-2019)			\$24.79

Note: Costs are in given annual dollars.

Table 3 Budget Scenario 1—Projected Annual Stormwater Utility Fees

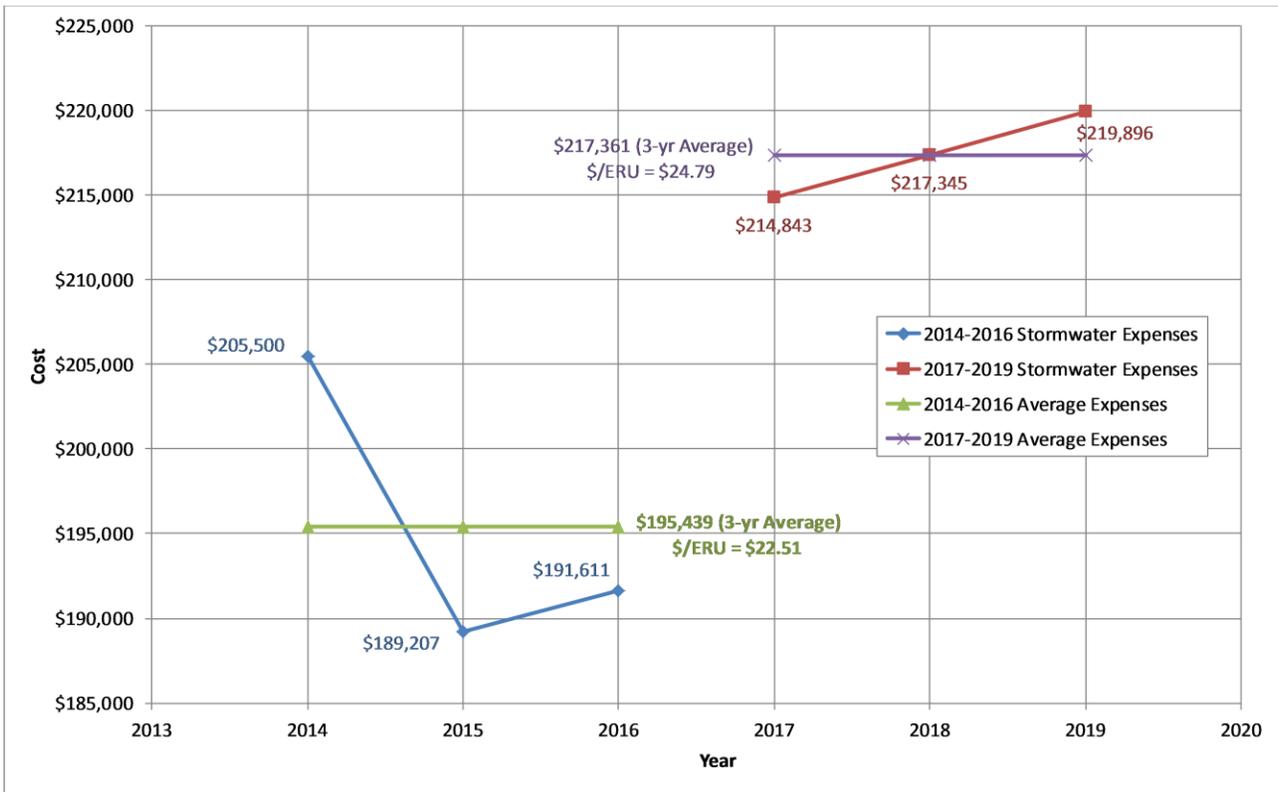


Figure 1 Budget Scenario 1–Projected Annual Stormwater Utility Fees

Budget Scenario 2

In this scenario, it was assumed the amount of debt service accrued in the first planning period would be the same in subsequent planning periods to accommodate future stormwater capital improvement projects. The yearly stormwater utility budget is based on the average of the projected yearly stormwater costs within each planning period.

For the 2017-2019 planning period, an average annual stormwater budget of \$265,581 was developed by assuming the capital costs were, on average, the same as in the first planning period, essentially doubling the debt service payments. Note that this budget scenario would retain the same amount of additional borrowing for capital projects in the 2017-2019 and subsequent planning periods but would increase the stormwater fee by 35 percent (refer to Table 4). This equates to an annual fee of \$30.29/ERU (compared to 22.51/ERU for 2014-2016). This is shown graphically in Figure 2.

Activity	2014	2015	2016	Average (2014- 2016)	2017	2018	2019	Average (2017- 2019)
Operation and Maintenance								
Street Sweeping	\$60,988	\$62,208	\$63,452	\$62,216	\$64,721	\$66,015	\$67,336	\$66,024
Leaf/Brush/ Grass Collection	\$18,677	\$19,051	\$19,432	\$19,053	\$19,820	\$20,217	\$20,621	\$20,219
Storm Sewer Maintenance	\$20,290	\$20,696	\$21,110	\$20,699	\$21,532	\$21,963	\$22,402	\$21,965
Capital Improvements and Planning	\$69,000	\$69,000	\$69,000	\$69,000	\$138,000	\$138,000	\$138,000	\$138,000
Administrative	\$17,895	\$18,253	\$18,618	\$18,255	\$18,990	\$19,370	\$19,758	\$19,373
Initial Fund Balance	\$18,650	\$0	\$0	\$6,217	\$0	\$0	\$0	\$0
Total Annual Budget	\$205,500	\$189,207	\$191,611	\$195,439	\$263,063	\$265,565	\$268,116	\$265,581
	Cost/ERU (2014-2016)			\$22.51	Cost/ERU (2017-2019)			\$30.29

Note: Costs are in given annual dollars.

Table 4 Budget Scenario 2—Projected Annual Stormwater Utility Fees

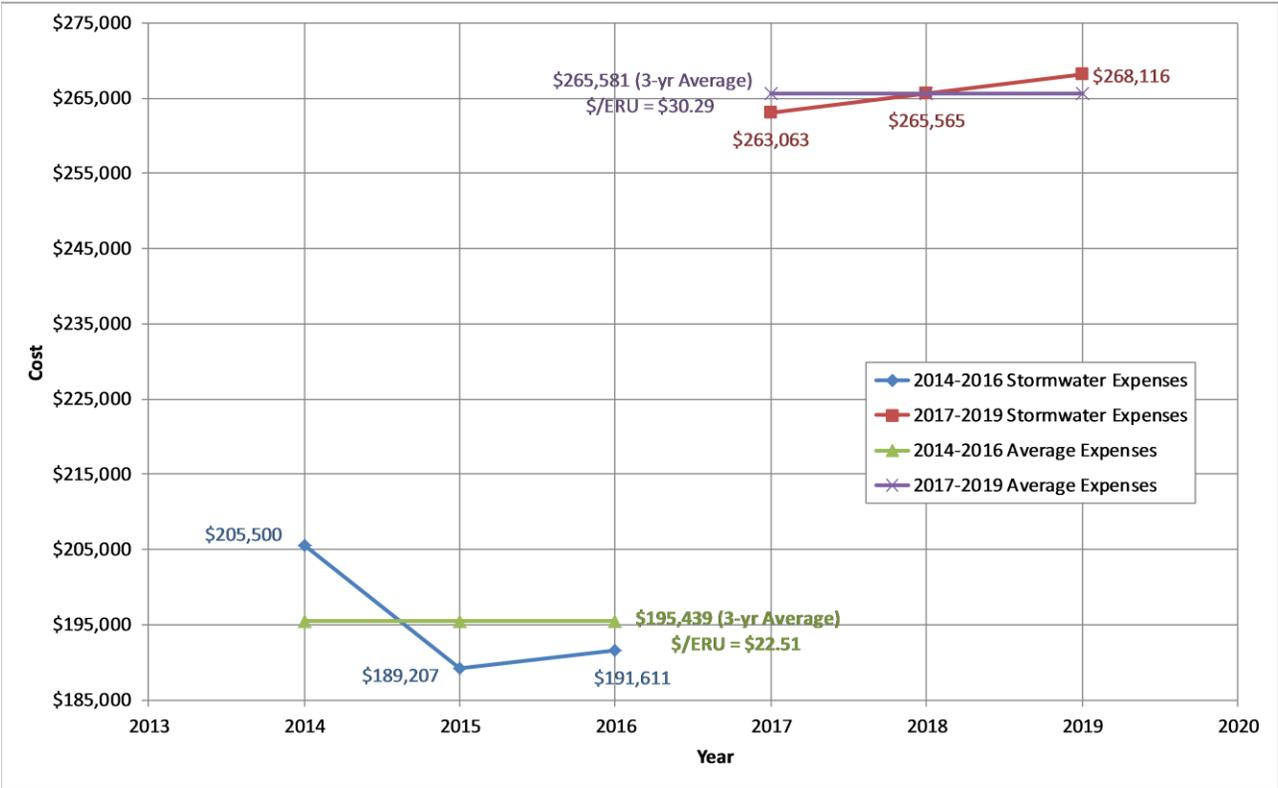


Figure 2 Budget Scenario 2– Projected Annual Stormwater Utility Fees

A stormwater utility would shift the burden of stormwater management funding largely from the residential sector to the nonresidential sector (refer to Figure 3). Greatest impacts would be felt by tax-exempt properties, which do not currently contribute to stormwater management funding through property taxes. Residential parcels would generally contribute proportionately less to stormwater funding than currently based on the lower relative impervious area present on typical residential properties.

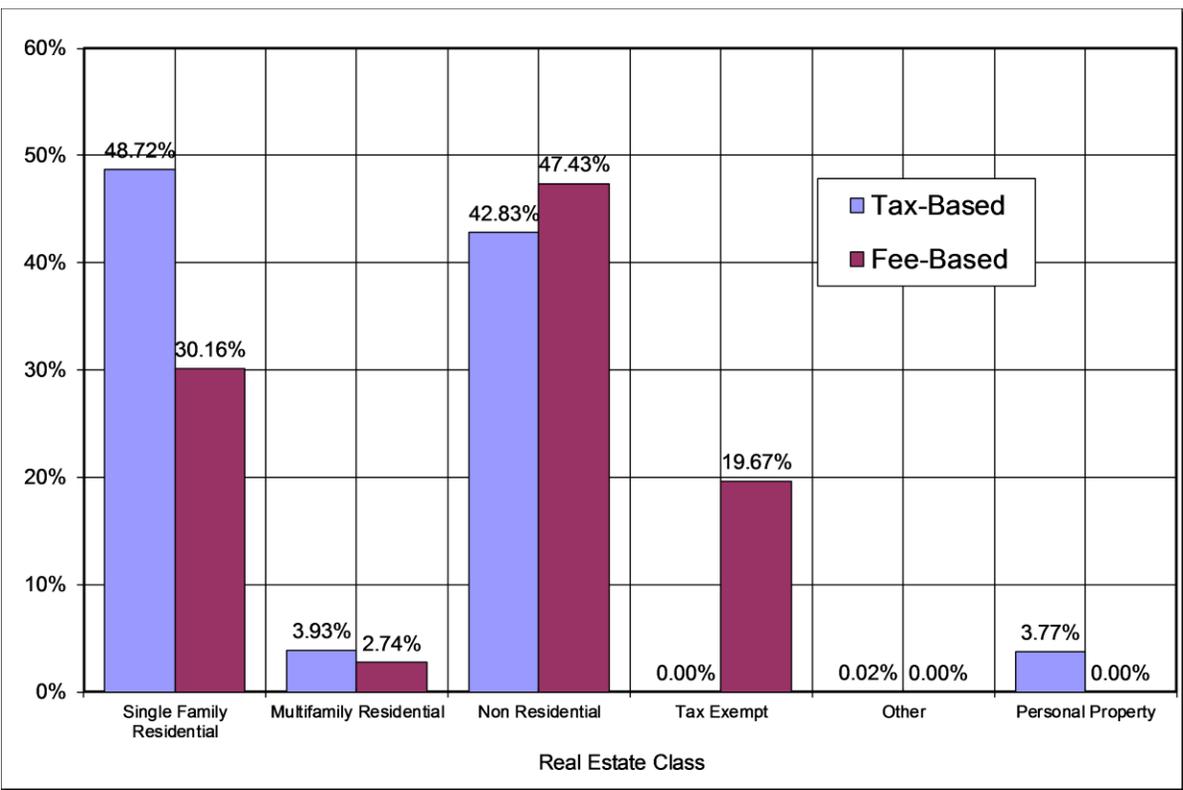


Figure 3 Reallocation of Funding Contribution by Class Under a Stormwater Utility

COMPARISON OF STORMWATER UTILITY IMPACTS ON INDIVIDUAL PROPERTIES

Impacts of conversion to a user fee-based method of stormwater system funding were evaluated for various residential, commercial, industrial, and tax-exempt properties. To provide a comparison, the following analysis is based on the average stormwater budget for 2014 to 2016 of \$195,439 from Budget Scenario 1, the 2012 mill rate of \$24.12 per \$1,000 of assessed value, and an estimated 8,683 ERUs. Results of this evaluation are summarized in Table 5 and a graphical representation is provided in Figure 4.

Individual properties analyzed included small, average, and large single-family residential parcels. For each single-family residential category, the approximate average assessed value, based on the 2012 assessor's database, was used. Results indicate the stormwater contribution from each typical residential parcel would be lower under a stormwater utility than under the present property-tax based system. The annual reduction would be about \$34 per parcel.

Relative impacts of tax-funding versus stormwater utility funding were compared at the Silver Lake Apartments complex and Conifer Ridge Condo (multifamily residential) at 917 Silver Lake Drive and 526 Clemens Court, respectively. Results indicate a reduction of approximately \$1,545 and \$275, respectively, under a stormwater utility in comparison with the current property tax-based system at these properties.

A variety of commercial and manufacturing properties was also evaluated including Hill Ford, Walmart Department Store, Cardinal Glass, and the Associated Milk Producers, Inc. The comparative analysis indicates that the stormwater contribution would increase for each of the nonresidential properties analyzed.

The most significant impacts of conversion to a stormwater fee-based system will be tax-exempt parcels such as the City of Portage, Portage School District, and area churches. Analysis of these parcels indicates potential increases ranging from approximately \$387 per year for the Grace Bible Church to \$12,116 for the City.

It should be noted this analysis does not consider potential reductions in fees from credits for measures such as detention basins. The Task Force recommended consideration of a variety of credits and exemptions from stormwater fees for both residential and nonresidential customers acknowledging the installation of on-site detention/retention basins of greater capacity than what is required, installation of rain gardens, rain barrel, and similar improvements designed to accommodate some or all the stormwater discharge from the property. Also some consideration may be given to reducing stormwater fees to customers whose surface waters do not discharge into a lake or river. The criteria for eligibility and size of these credits will need to be developed and implemented into the fee structure.

City of Portage, Wisconsin
 Technical Memorandum - Stormwater Utility Feasibility Study Update

TABLE 5

COMPARISON OF POSSIBLE PROPERTY COSTS—TAX-BASED VERSUS FEE BASED

Owner	Class	Tax-Based ¹			Fee-Based ²			Change ³
		Assessed Value	Rate	Annual Contribution	ERUs	Rate/ERU	Annual Contribution	
Typical Residential Property	Single-Family Residential	\$154,575	\$0.000363	\$56	1	\$22.51	\$23	-\$34
Silver Lake Apartments	Multifamily Residential	\$5,799,800	\$0.000363	\$2,103	24.8	\$22.51	\$558	-\$1,545
Conifer Ridge Condos	Multifamily Residential	\$1,634,900	\$0.000363	\$593	14.1	\$22.51	\$317	-\$275
Walmart	Commercial	\$9,087,100	\$0.000363	\$3,295	215.6	\$22.51	\$4,853	\$1,558
Hill Ford	Commercial	\$2,262,700	\$0.000363	\$820	58.5	\$22.51	\$1,317	\$496
Cardinal Glass	Manufacturing	\$12,521,000	\$0.000363	\$4,540	299.7	\$22.51	\$6,746	\$2,206
Associated Milk Producers, Inc.	Manufacturing	\$4,808,100	\$0.000363	\$1,743	118	\$22.51	\$2,656	\$913
Grace Bible Church	Tax-Exempt	\$0	\$0.000363	\$0	17.2	\$22.51	\$387	\$387
Portage School District (15 Parcels)	Tax-Exempt	\$0	\$0.000363	\$0	394.9	\$22.51	\$8,889	\$8,889
City of Portage (169 Parcels)	Tax-Exempt	\$0	\$0.000363	\$0	538.3	\$22.51	\$12,116	\$12,116

¹ Based on the 2012 City Budget of \$13,001,400 (mill rate = \$24.12/\$1,000 value).

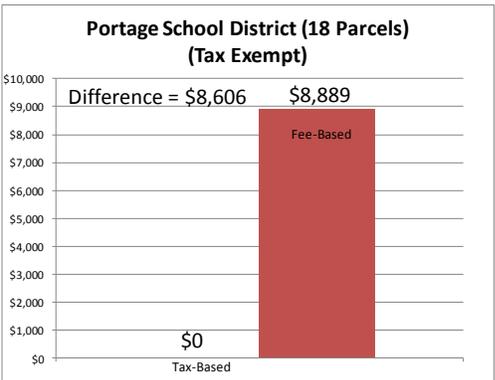
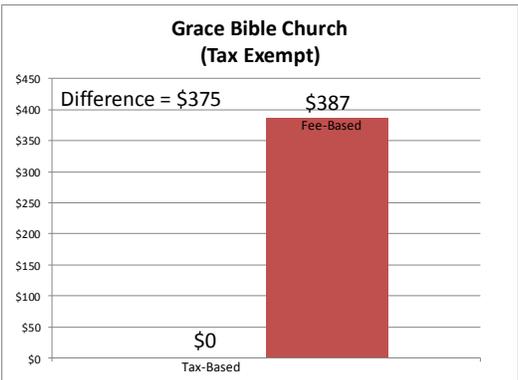
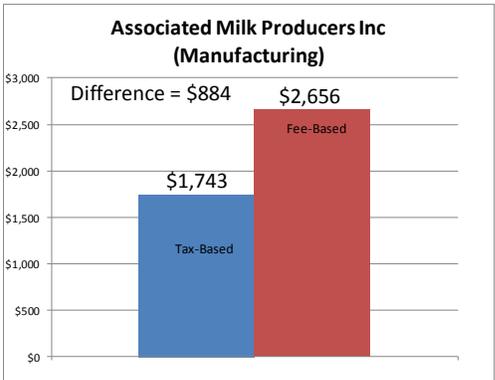
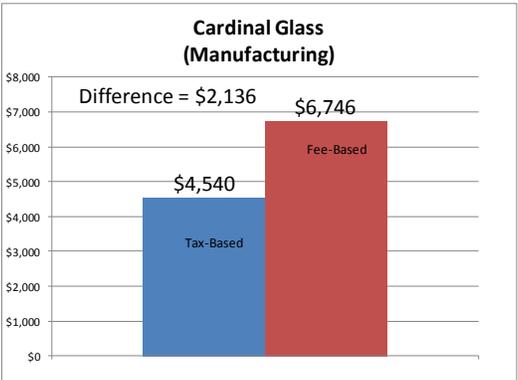
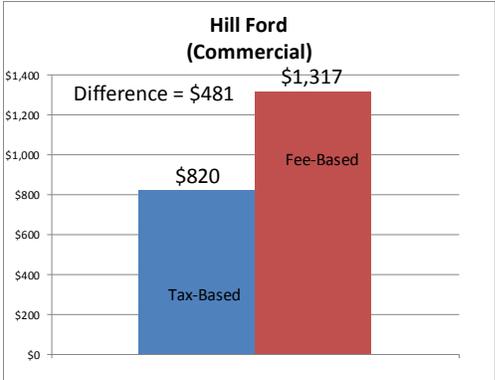
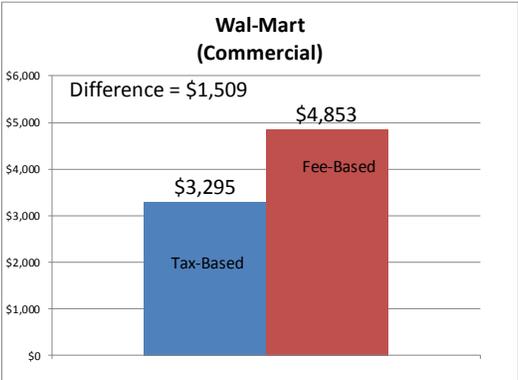
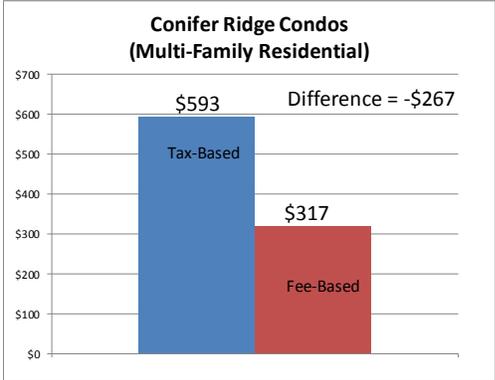
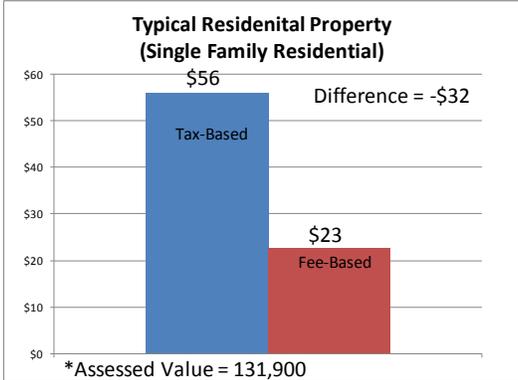
² Based on an estimated 2014-2016 Stormwater Management Budget of \$195,439 (Budget Scenario 1) and 1 ERU = 3,274 square feet of impervious area.

³ Does not consider possible reductions from credits or other adjustments.

⁴ Manufacturing assessed values are based on 2009 assessment data.

City of Portage, Wisconsin
Technical Memorandum—Stormwater Utility Feasibility Study Update

FIGURE 4 SELECT PROPERTIES REALLOCATION OF FUNDING CONTRIBUTION



*Stormwater Fee is based on the 2014-2016 planning period in Budget Scenario 1.